



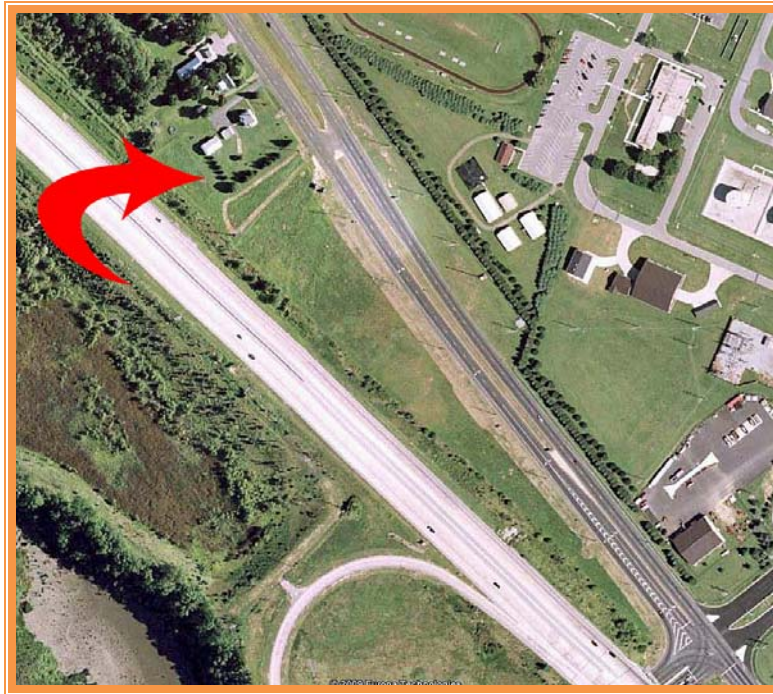
555 East Lookerman St.
Dover, Delaware 19901

McGinnis Commercial Real Estate

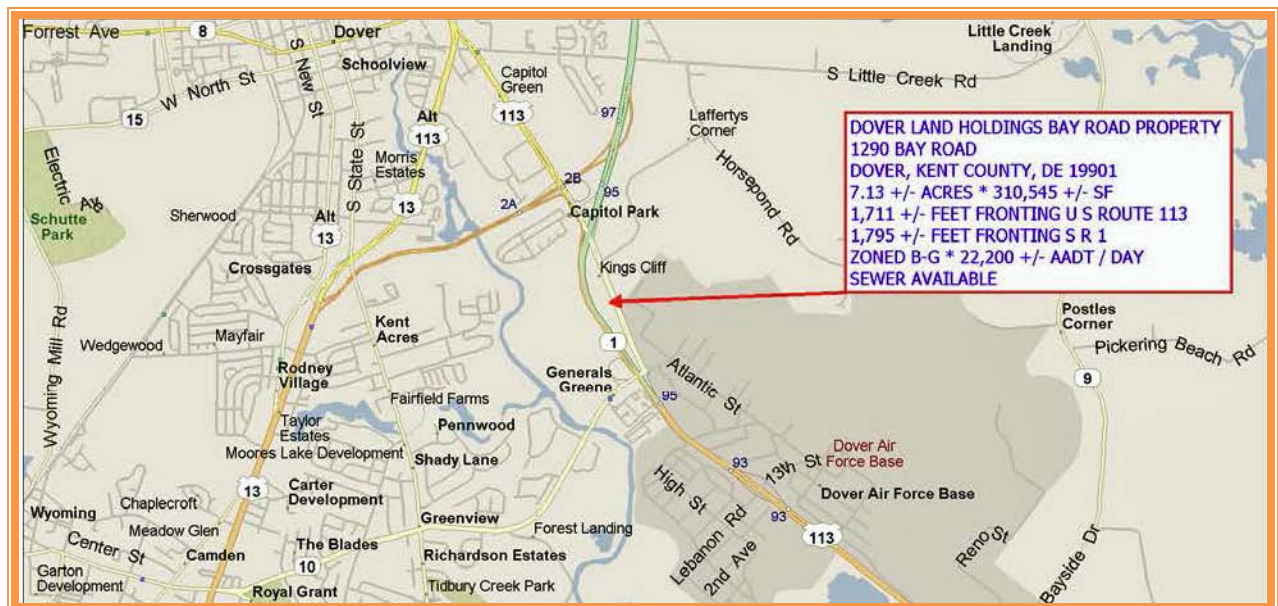
Phone: 302.736.2710 Fax: 302.736.2715

www.mcginnisrealty.com

DOVER LAND HOLDINGS BAY ROAD PROPERTY
1290 BAY ROAD, DOVER, KENT COUNTY, DELAWARE 19901
OFFICE FILE #212163 * MLS 6300368



SALE PRICE \$1,295,000 * \$ 4.17 +/- PER SQUARE FOOT



ALL INFORMATION SUBMITTED SUBJECT TO ERRORS AND MODIFICATIONS. ALL INFORMATION CONTAINED HEREIN OBTAINED FROM RELIABLE SOURCES BUT NOT GUARANTEED. PROSPECTIVE PURCHASERS SHOULD VERIFY ALL INFORMATION SUBMITTED. LISTING BROKERAGE REPRESENTS SELLER.
PAGE 1 OF 4 PAGES

Tax Map Identification ED00 - 086.00 - 01 - 34.00
ED00 - 086.00 - 01 - 35.03

Deed Reference D5945 - 211
D5945 - 215

Zoning B - G, GENERAL BUSINESS, KENT COUNTY

Census Tract 407

Flood Hazard Map 10001C0188H; May 5, 2003

Land Area 310,539 sq ft +/- 7.129 acre
Frontage 1,710.78 ft +/-
Depth 343.68 ft +/-
Bldg Area (sq ft) 2,250 sq ft +/-
SINGLE FAMILY DWELLING 780 sq ft +/-
GARAGE 294 sq ft +/-
SHED/WORKSHOP 1,176 sq ft +/-
Coverage Ratio 0.72%

City Tax Assessment

Assessment	Per Sq Ft	Rate	Tax	Per Sq Ft	
\$0	\$0.00	\$0.330	\$0.00	\$0.00	P34
\$0	\$0.00	\$0.330	\$0.00	\$0.00	P35.01
\$0	\$0.00		\$0.00	\$0.00	Total City Tax

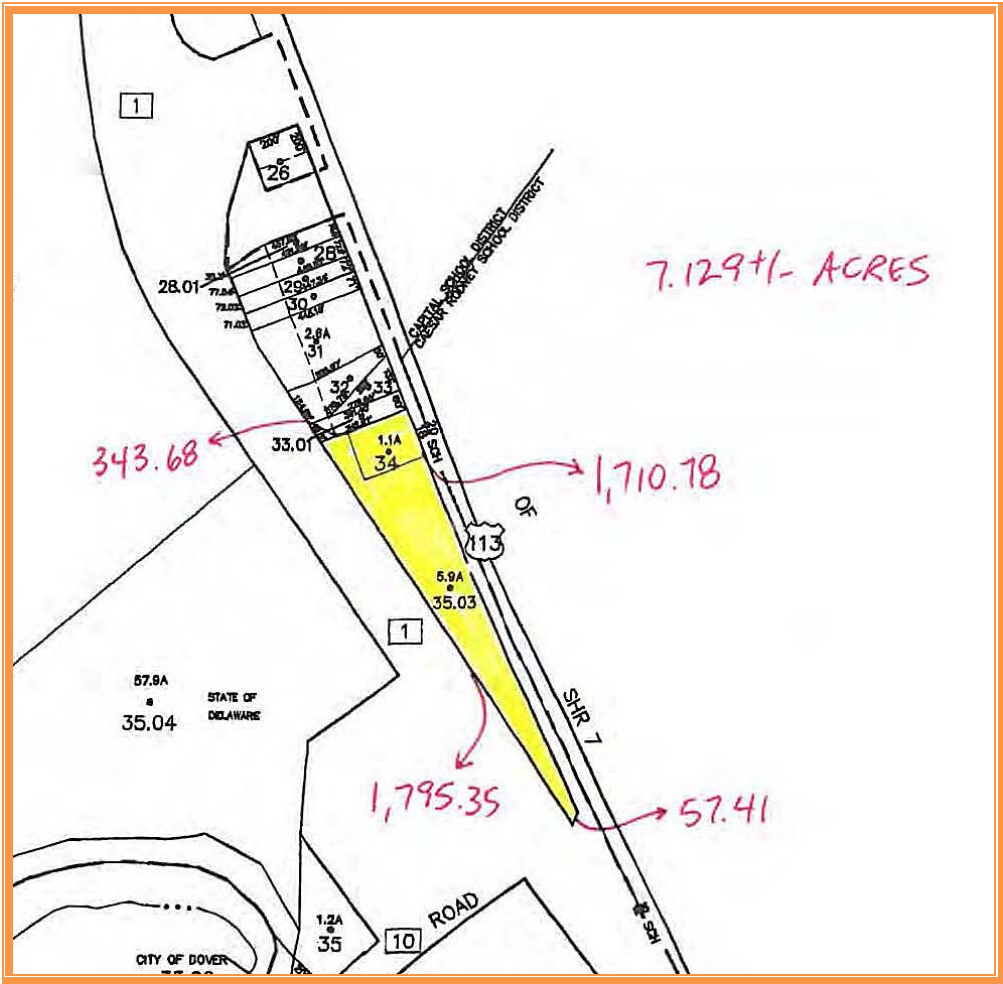
County Tax Assessment

Assessment	Per Sq Ft	Rate	Tax	Per Sq Ft	
\$29,200	\$0.09	\$2.3202	\$677.50	\$0.0022	P34
\$5,300	\$0.02	\$2.3202	\$122.97	\$0.0004	P35.01
\$34,500	\$0.11	\$2.3202	\$800.47	\$0.0026	Total County Tax

TOTAL PROPERTY TAX \$800.47 \$0.36 TOTAL PROPERTY TAX

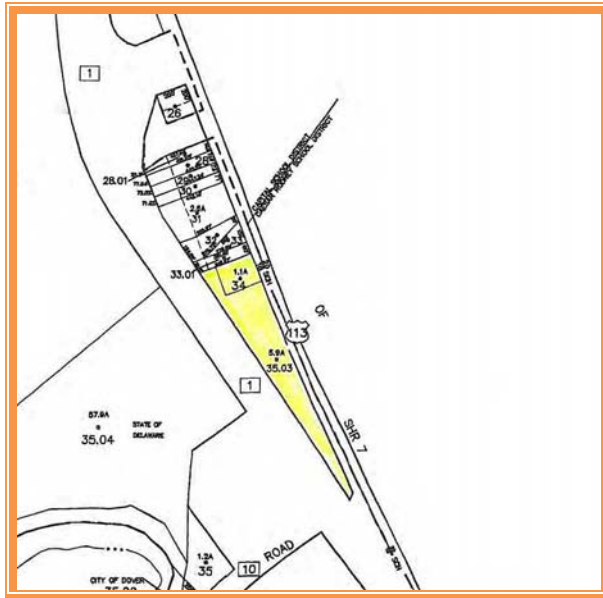
Maint Road No.	Route Number or Road Name	End of Section Mileage	Beginning Point and Break Point Identifier	2011 AADT	Year Last Count	Traffic Group
K 5	US. 13, S.DUPONT HWY	5.76	DEL. 12, RD. 34	21235	04	5
K 5	US. 13, S.DUPONT HWY	6.17	FELTON LIMITS	21280	05	5
K 5	US. 13, S.DUPONT HWY	8.50	CANTERBURY RD., RD.	27489	05	5
K 6	U.S. 13, S.DUPONT HW		SUSSEX COUNTY LINE			
K 6	US. 13, S.DUPONT HW	2.26	SCHOOL ST., RD. 117	25035	07	5
K 6	US. 13, S.DUPONT HWY	6.23	DEL. 14, RD. 36	22875	04	5
K 7	BAYRD.		RD. 356, E.B., DEL.			
K 7	BAYRD.	0.68	RD. 356 E.B	22229	10	2
K 7	BAYRD.	1.01	LAFFERTY LN., RD. 34	21449	10	2
K 7	BAYRD.	2.08	RAMP 702-4	28580	05	2
K 7	BAYRD.	2.30	COURT ST., RD. 67, W	22458	11	2
K 7	US. 13, N.DUPONT HWY	2.44	LOCKERMAN ST., RD.	44426	10	2
K 7	US. 13, N.DUPONT HWY	2.60	E. DIVISION ST	43093	10	2
K 7	US. 13, N.DUPONT HWY	2.61	E. DIVISION ST	45791	10	2
K 7	US. 13, N.DUPONT HWY	2.94	WHITE OAK RD., RD. 6	45791	10	2
K 7	US. 13, N.DUPONT HWY	4.05	U.S. 13A, RD. 3, RD.	50931	10	2

ALL INFORMATION SUBMITTED SUBJECT TO ERRORS AND MODIFICATIONS. ALL INFORMATION CONTAINED HEREIN OBTAINED FROM RELIABLE SOURCES BUT NOT GUARANTEED. PROSPECTIVE PURCHASERS SHOULD VERIFY ALL INFORMATION SUBMITTED. LISTING BROKERAGE REPRESENTS SELLER.
PAGE 2 OF 4 PAGES



VIEW NORTH FROM ROUTE 10

ALL INFORMATION SUBMITTED SUBJECT TO ERRORS AND MODIFICATIONS. ALL INFORMATION CONTAINED HEREIN OBTAINED FROM RELIABLE SOURCES BUT NOT GUARANTEED. PROSPECTIVE PURCHASERS SHOULD VERIFY ALL INFORMATION SUBMITTED. LISTING BROKERAGE REPRESENTS SELLER.
 PAGE 3 OF 4 PAGES



VIEW WEST THROUGH MEDIAN CUT



VIEW SOUTH THROUGH EXISTING IMPROVEMENTS

ALL INFORMATION SUBMITTED SUBJECT TO ERRORS AND MODIFICATIONS. ALL INFORMATION CONTAINED HEREIN OBTAINED FROM RELIABLE SOURCES BUT NOT GUARANTEED. PROSPECTIVE PURCHASERS SHOULD VERIFY ALL INFORMATION SUBMITTED. LISTING BROKERAGE REPRESENTS SELLER.
PAGE 4 OF 4 PAGES